

Arlington Historic District Commissions

February 26, 2015
Whittemore Robbins House

Approved Minutes

Commissioners Present: D. Baldwin, M. Bush, B. Cohen, J. Cummings, C. Hamilton, M. Penzenik
J. Worden

Commissioners Not Present: C. Barry, M. Logan, S. Makowka, J. Nyberg

Guests: C. Carney, D. Wilcox, M. Mowbray

1. AHDC Meeting Opens, B. Cohen presiding 8:00pm
2. Appointment of alternate Commissioners; Pleasant Street – C. Hamilton, M. Bush appointed alternates
3. Approval of draft minutes from January 22, 2015 – D. Baldwin moved approval to table minutes until next month's meeting. M. Bush seconded. Unanimous approval
4. Communications
 - a. Email re: 187 Pleasant Street window changes on rear of property
 - b. Request for HD information for 157 Lowell Street by bank appraiser
 - c. Email re: postponement of 94 Pleasant Street formal hearing to later date
 - d. Emails re: 20 Wellington Street
 - e. Emails re: interior storm windows to Commissioners from C. Greeley
 - f. Emails re: Central School proposals
 - g. Email re: withdrawal of 39 Russell Street and approval by building dept. on AHDC approved plans
 - h. Call re: 39 Russell Street contractor for roof repairs – CONA will be issued
 - i. B. Cohen reported Pleasant Street Church communicated about the front steps which they responded to directly as monitors. J. Worden asked about portico and how far it came out from the original spot, B. Cohen responded that it was a compromise and that at the formal hearing the possibility was discussed. C. Greeley was asked to forward plans to other commissioners. J. Worden commented that the monitors seem to him to be taken more liberty than they should on the project. M. Bush agreed that he is annoyed that monitors have been allowing changes rather than coming back to the Commission. B. Cohen replied that two months ago she reported about the fence. C. Hamilton asked for a clarification about how monitors make decisions. B. Cohen said monitors typically make small decisions. In this case most of the things were already done before the monitors were aware of the situation. The location of the steps and patio has not changed – it is in line with the addition.

5. New Business

Hearings (typically last around 20 minutes per application)

8:20pm

1. Continuation of Formal Hearing re: 94 Pleasant Street (Kaplan Annette Trustee, Pleasant St Realty) re: window replacements – postponed by applicant to later date – Administratively voted procedural denial with opportunity for applicant to come in at later date without prejudice. M. Bush moved denial for procedural reasons, seconded by J. Worden. Roll Call to approved rejection– D. Baldwin, M. Bush, J. Worden, C. Hamilton, J. Cummings, M. Penzenik.
2. Continuation of Formal Hearing re: 20 Wellington Street (Mowbray) re: porch repair and replacements – for various reasons applicant wants to do an informal hearing and administratively needs to deny without prejudice. – M. Bush moved rejection of 20 Wellington Street without prejudice. Administratively voted procedural denial with opportunity for applicant to come in at later date without prejudice. M. Bush moved denial for procedural reasons, seconded by J. Worden. Roll Call to approved rejection– D. Baldwin, M. Bush, J. Worden, C. Hamilton, J. Cummings, M. Penzenik. .
3. Informal hearing re: 20 Wellington Street. M. Mowbray said big issue is there is a lot of termite damage to parts of the house. Composite materials have changed significantly as his contractor has told him and he is looking to find out in terms of leeway what parts of structure any composite materials could be used. Maybe deck surface could be composite because it is not visible. The deck in the front probably is original. Looking to put some decks on front and steps need repair. B. Cohen said it was stucco in the 1920s. J. Worden said to get rid of termites but was told they are taken care of already. B. Cohen said porch needs to be redone and there are ways to not have the wood come down to the ground. M. Penzenik said concrete post, 8 inches to regular wood, pressure treated can be in contact with the ground. Maybe 15-20 years ago the porch had some work done on it. M. Penzenik said you have to be careful with the concrete tubes – they can do a really bad job. M. Mowbray asked about recommended materials. M. Bush said our guidelines are very specific about what we allow. M. Penzenik said it is so clearly a synthetic material and would not be allowed. D. Baldwin said Ipay wood was awesome. M. Bush also recommended sound tight knot cedar which is very rot resistant and they sell it at Friend Lumber in Burlington. D. Baldwin said because the pine is so poor they went with all cedar to get a few extra years. The labor cost of a contractor is the most expensive part of your project. The contractor should prime everything before it goes on – backpaint it! Don't go with cheapest primer – spend little extra and look at consumer reports for paint recommendations. Planning to take down hole back porch and start from scratch. J. Worden said there are a number of houses that have taken the stucco off and the wood has been in great shape. M. Mowbray will contact C. Greeley for Preservation Loan info. M. Bush mentioned that if you need moldings made you can get good exterior moldings in Cambridge at Anderson McQuade and in Beverly there is a lumber yard that is cheaper. Also a good place to get good raw lumber.
4. Informal Hearing re: St. John's Church (Pleasant St.). C. Carney and D. Wilcox said they appreciate time for an informal hearing. They had a rector for 16 years who left on Nov. 30 and the arcade wall on Lombard Pleasant side of building started falling down. Fire Dept. and Building Dept. came down and the church was closed by Monday. C. Carney spoke with S. Makowka and they were out of the church for Advent and Xmas and up at the Chapel of the Sisters of St. Anne. Needed safety fence up because of structural deterioration, able to reoccupy on 12/26. Architect recommended by Episcopal diocese – David Torey and his firm ordered full inspection and surveyed wall, looked at tower because they had noticed some failing masonry joints. They did a full envelope study and by the end of January he produced a budget letter which came in at 2 million (great shock for a small parish of about 45 families – revenue of \$80-90,000). They have since then contacted diocese and let them know dire situation. No work of significance had taken place in last 16 years

(Commissioners said even longer) so as a parish this came as a huge shock. No rector, no priest. David Torey has done a further study. Their analysis of the tower is that the top third has to come down and be rebuilt. Not as bad as arcade wall, but worried it will fail soon. They have mobilized diocese and are saying lots of prayers and are all playing lottery. They don't know what the diocese is going to say – merge, close, or try to cobble something to fix it. Questions to the AHDC:

- 1) Diocese asked if in a situation like this where the wall is a safety hazard and the tower needs to come down, knowing that at some point they might need to be rebuilt. What is the time frame for renovations? M. Bush said demolition for purposes for safety you can do on very short notice. He said we cannot compel someone in a district to do repairs. J. Worden said we could say as a condition of taking the top third of the tower you have to put it in back by a certain period of time. B. Cohen said we could also say you can take it down and not put it back up. To remove the arches between \$45-70,000 to take it down and salvage the stones, once they start making changes ADA compliance comes in to the picture. Suggestion to check out Mass. Historical Commission. M. Bush asked if steel reinforcement might be a way to get 5-10 years. Discussion about handicap access.

Meeting adjourned 10pm

6. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
17. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
18. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
19. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
20. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
21. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
22. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
23. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
24. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
25. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
26. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
27. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)

28. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
29. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
30. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
31. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
32. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
33. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
34. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
35. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
36. 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)
37. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
38. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
39. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
40. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
41. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
42. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
43. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
44. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
45. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
46. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
47. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
48. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
49. 24 Central Street (Donnelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
50. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
51. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
52. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
53. 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)
54. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
55. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
56. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
57. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
58. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
59. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – COA (New Building)
60. 111 Pleasant St. (Fredieu – 14-03P) – COA (Awnings)
61. 40 Westmoreland Ave. (Radoslovich – 14-04M) – CONA (Rear & deck sliders)
62. 17 Russell St. (Makowka – 14-05R) – 10 Day COA (roof & gutters)
63. 21 Oak Knoll (Donal – 14-06P) – CONA (side door)
64. 59 Jason Street (Bouvier – 14-07J) – CONA (fence)
65. 187 Lowell Street (Grinnell – 14-08M) – CONA (Gutters, chimney, roof)
66. 195 Pleasant Street (Hamel – 14-09P) – CONA (Gutters, Window sill)
67. 39 Russell Street (Walsh – 14-11R) - COA (Addition new wing, repairs existing house)
68. 50 Westmoreland Ave. (Sessa – 14-12M) – COA (Solar Panels)
69. 27 Jason Street (Worden – 14-13J) – CONA (Rear roof)
70. 105 Pleasant Street (Erulkar – 14-14P) – 10 Day COA (Gutters)
71. 105 Pleasant Street (Erulkar – 14-15P) – CONA (Wood trims)
72. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
73. 742 Mass. Ave. (Davidson – 14-17J) - CONA
74. 34 Academy Street (Ellison – 14-18P) – CONA (Windows)
75. 49 Academy Street (Baldwin – 14-19P) – CONA (Garage)
76. 81 Westminster (Lemire – 14-21M) – CONA (Roof)
77. 17 Jason Street (Harrington – 14-22J) – CONA (Roof)
78. 19 Maple Street (Hirani – 14-23P) – CONA (Front Porch Steps, Landing, Rear Windows)

79. 19 Maple Street (Hirani – 14-24P) – 10 Day COA (Gutters)
80. 54 Westminster Ave. (O'Shea – 14-25M) – COA (Addition)
81. 34 Academy Street (Ellison – 14-26P) – COA (Siding)
82. 49 Academy Street (Baldwin – 14-27P) – COA (Front Steps, Garage Renovations)
83. 268 Broadway (Carlton-Gyson – 14-28B) – COA (Fence)
84. 28 Academy Street (Rehrig – 14-29P) – CONA (Front Porch Steps, Fascia, Soffits)
85. 151 Lowell Street (Wyman – 14-30M) – CONA (Wood Trim)
86. 28 Academy Street (Rehrig – 14-31P) – 10 Day COA (Fiberglass Gutters)
87. 99 Westminster Ave. (Doctrow – 14-32M) – 10 Day COA (Heat Pump)
88. 742 Mass. Ave. (Davidson – 14-33J) – CONA (Siding, Corner Boards)
89. 105 Pleasant Street (Malcomson – 14-34P) – CONA (Rear Storm Door)
90. 20 Maple Street (Kapinos – 14-35P) – CONA (Shingles, Rakes)
91. 28 Academy Street (Rehrig – 14-36P) – CONA (Roof Shingles)
92. 10 Jason Court (Byrnes – 14-38J) – COA (Awning)
93. 15 Montague Street (Lipcon – 14-38M) – COA (Windows and Basement Door)
94. 81 Westminster Ave. (Lemire – 14-39M) – COA (Solar Panel System)
95. 251 Pleasant Street (Fitch – 14-39P) – COA (Exterior Doors)
96. 7 Oak Knoll (Bailey – 14-40P – CONA (Roof)
97. 48 Academy Street (Schultz – 14-41P) – CONA (Roof)
98. 17 Russell Street (Makowka – 14-42R) – 10 Day COA (Wall)
99. 244 Pleasant Street (Pressman – 14-43P) – CONA (Porch, Stairs, Railings)
100. 16 Montague Street (Zona – 14-44M) – CONA (Deck and Stairs)
101. 17 Irving Street (Town of Arl. – 14-45P) CONA (Deck)
102. 174 Westminster Ave. (Szaraz – 14-46M) CONA (Basement window)
103. 33 Westminster Ave. (Phillis – 14-47M) CONA (Windows)
104. 154 Westminster Ave. (Walters – 14-48M) CONA (Wood Front Door, Storm Doors)
105. 202 Pleasant Street (Noonan – 14-49P) CONA (Dormer, Front Door, Windows)
106. 26 Academy Street (Wright – 14-50P) CONA (Front Right Porch Soffits, Fascia)
107. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
108. 23 Academy Street (Chiccarelli – 14-52P) CONA (Deck and Stairs)
109. 10 Montague Street (Silverman – 14-53M) CONA (Gutters, Facia, Soffit)
110. 11 Wellington Street (Byrne – 14-54P) CONA (Fence)
111. 23 Jason Street (Hammerman – 14-55P) CONA (Steps, Skirt Board, Lattice, Footings)
112. 74 Pleasant Street (St John's Episcopal Church – 14-56P) CONA (Signage, temp. Fence, temporary stabilization of arch wall)
113. 143 Westminster Ave. (Ketcios – 14-58M) CONA (Roof)
114. 187 Pleasant Street (Fox – 14-59P) 10 Day COA (Windows)
115. 37 Jason Street (Lees – 14-60J) COA (Windows)
116. 74 Pleasant Street (St John's Episcopal Church – 14-61P – Replaces 14-56P) (Fence)
117. 9 Montague Street (Lancelotta – 15-01M) CONA (Fence)
118. 140 Pleasant Street (Haas – 15-02P) CONA (Garage Roof)
119. 118 Pleasant Street (Sirotof – 15-03P) CONA (Chimney Repair)
120. 53 Academy Street (Schwaab – 15-04P) CONA (Window)

Meeting Adjourns